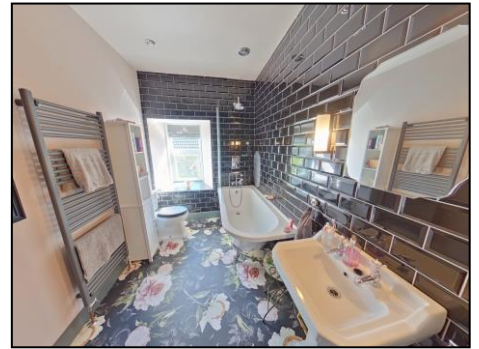




Old Schoolhouse Sinclair Street Halkirk

**Offers Over
£195,000**



- 3 Bedrooms
- Original Victorian features
- Village location
- Semi-detached house
- Walled garden
- Detached garage

An impressive early Victorian semi-detached house, sympathetically modernised to blend contemporary comfort with original period features, including decorative cornicing, a traditional staircase, and original internal panelled doors. The property boasts a generous and secure rear garden, enclosed by a high Caithness stone dyke wall, along with a detached garage. Located in the charming village of Halkirk, just 7 miles from Thurso, the home benefits easy access to local amenities such as a convenience store, doctor's surgery, primary school, post office, and public transport links. The surrounding countryside is ideal for outdoor enthusiasts, and the nearby Thurso River—renowned worldwide for fly fishing—continues to attract anglers from across the world. Oil central heating and double glazing throughout. Council tax band C and energy performance rating F.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

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**Hall** **14' 5" x 7' 10" (4.4m x 2.4m)**

Enter via a solid door with an overhead fan light into an impressive hall that has a high ceiling and original Victorian coving, panelled doors, oak flooring and skirting boards. There is an original staircase that splits at mid landing to the rear and front landings. Doors access the lounge and reception room and an under stairs cupboard. A wall opening leads to the rear hall.

Lounge **14' 5" x 12' 6" (4.4m x 3.8m)**

A spacious and elegant room, showcasing classic Victorian proportions with a high ceiling, original coving, deep skirting boards, and a picture rail. The oak flooring adds warmth and sophistication, complementing the period features. The room enjoys a dual aspect through 2 large, recessed windows that overlook the front and side of the property, flooding the space with natural daylight throughout the day. A wood burning stove is set into the chimney breast, resting on a Caithness stone hearth with a wooden surround, creating a charming and cosy focal point. Beside the fireplace, a built-in cupboard and shelving unit offers attractive and practical storage, subtly blending into the traditional style of the room.

Reception Room **14' 9" x 10' 2" (4.5m x 3.1m)**

Is a spacious, high ceiling room with a window overlooking the front of the property. It is renovation ready to enable it to be a multi-functional room e.g., study, chill out room, bedroom.

Rear Hall **6' 7" x 4' 7" (2m x 1.4m)**

A connecting room that has a slate floor with doors into the rear porch, a large cupboard, WC, kitchen/diner and access to the entrance hall.

WC **5' 7" x 4' 3" (1.7m x 1.3m)**

A handy WC with a slate floor and a frosted recessed window. It has a chrome/white towel rail/radiator, pedestal wash hand basin and a Victorian style high cistern toilet that suites the age of the property.

Rear Porch **5' 11" x 4' 3" (1.8m x 1.3m)**

Enter via a half glazed door with a glass fan light above. It has a polycarbonate roof and windows on 2 walls with a glazed door opening into the rear garden. It has a slate floor and electric power points.

Kitchen/Diner **13' 1" x 11' 2" (4m x 3.4m)**

A well proportioned room with neutral decoration, Karndean flooring, built in cupboard, dual aspect windows and French doors opening into the rear garden which makes the room sunny and bright. There is a modern fitted kitchen along 2 walls with floor units, oak worktop and open oak wall shelving above. The integrated appliances are: a 4 burner electric ceramic hob, chimney extractor hood, double electric tower ovens and washing machine. There is ample space for a table and seating for at least 4 people.

Rear Landing **9' 2" x 3' 3" (2.8m x 1m)**

The winding staircase splits to the front and rear landings. The rear landing has a window overlooking the side of the property and has doors opening into the bathroom and bedroom 3. This landing has views of the impressive staircase and front landing.

Bathroom **9' 2" x 6' 7" (2.8m x 2m)**

The original panelled door opens into an attractive bathroom featuring a Metro tiled splashback and a deep recessed window. The suite includes a white toilet, a pedestal wash hand basin, and a classic white bath with silver claw feet. The bath is fitted with a traditional telephone style tap and shower attachment, while above it, a mains fed raindrop showerhead.

Bedroom 3 **13' 5" x 10' 10" (4.1m x 3.3m)**

A carpeted double bedroom with a high ceiling and original panelled door, enjoying dual aspect windows that overlook both the side and rear of the property. The room feels bright and airy, thanks to its neutral décor and abundance of natural light, and features a built-in shelving unit.

Front Landing/Snug 14' 5" x 7' 10" (4.4m x 2.4m)

A spacious, naturally lit area with a recessed window overlooking the front of the property. Currently used as a snug or chill-out space, it benefits from a high ceiling and features original panelled doors leading into Bedrooms 1 and 2.

Bedroom 1 14' 5" x 12' 6" (4.4m x 3.8m)

A spacious king size bedroom with elegant oak flooring, featuring a high ceiling, original cornicing, and tall skirting boards. A large window overlooking the front of the property floods the room with natural daylight.

Bedroom 2 14' 5" x 10' 6" (4.4m x 3.2m)

Again an attractive king size bedroom that is carpeted and has a window overlooking the front of the property. Matching Bedroom 1 in both original features and generous proportions, it offers a bright, airy ambience with plenty of natural light.

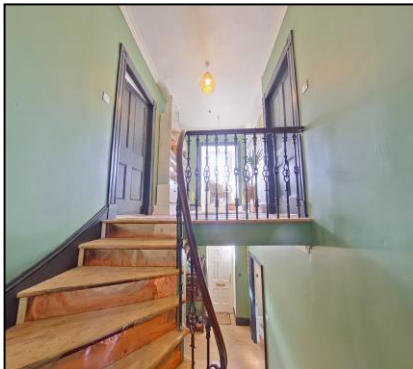
Garage 13' 1" x 12' 2" (4m x 3.7m)

A detached garage built in the vernacular stonework and has a slate tiled pitched roof with a skylight. The garage is situated at the end of the rear garden and accessed from the side street. It has an up and over garage door and a side door opening into the rear garden.

Garden

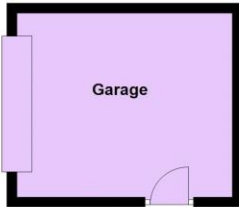
A secure rear garden with a high Caithness dyke stone wall making it secure and sheltered from the elements. It is mainly laid to lawn with established trees and shrubs. It can be accessed from the house via the kitchen/diner's French doors and the rear porch.

All carpets are included in the sale. Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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